



Downtown Scottsdale Checklist

Urban Design & Architectural Guidelines

Review Date(s) _____ Project Name _____ Case # _____

This checklist summarizes the primary components found in the General section of the Downtown Urban and Architectural Design Guidelines – online at www.scottsdaleaz.gov/projects/downtown. The checklist is divided into two parts, - the first, applied at the pre-Application stage, is used to establish each component of the Guidelines as they may apply to a specific project. The second, to be applied during the review of submittals, is intended to help assess a project's response to specific design considerations and community design objectives. This checklist may not represent every potential design related concern or issue related to a project as other considerations from the neighborhood, staff or the Development Review Board may arise. This checklist is not a regulatory device, a replacement of the provisions in the actual Guidelines, nor is it a substitute for a thorough due diligence.

SECTION A: SITE DEVELOPMENT

Design Response

A1. Relationship to Adjoining Development

Responsive Partial Unresponsive

Importance
/ Emphasis

☐ High
☐ Mod.

- a. Builds upon existing predominant development character
- b. Coordination with adjacent site plans

A2. Activating the Street

Responsive Partial Unresponsive

Importance
/ Emphasis

☐ High
☐ Mod.

- a. Buildings and landscaping define street frontage
- b. Front entrance provided

A3. Pedestrian Courtyards and Passages

Responsive Partial Unresponsive

Importance
/ Emphasis

☐ High
☐ Mod.

- a. Incorporate exterior pedestrian spaces
- b. Building street entrance connects with parking

A4. Parking Facilities

Responsive Partial Unresponsive

Importance
/ Emphasis

☐ High
☐ Mod.

- a. Minimize parking frontage
- b. Interior of blocks utilized for parking
- c. Parking and street frontage connected
- d. Buffer sidewalks from parking
- e. 15%+ parking lot landscaping (ordinance)
- f. Provide 3 ft. tall parking screening (ordinance)
- g. Building and parking areas separated with landscape (base planting)

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SECTION A: SITE DEVELOPMENT (continued)		Design Response		
A5. Mechanical, Service and Loading		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Minimize visibility from public streets			
	b. Facilities adequately screened and enclosed			
	c. Allow for alley orientation where possible			
A6. Building-Street Edge		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building, landscaping and/or walls define clear edge			
	b. Canopy trees and covered walkway define overhead plane			
	c. 50% of the ground level front wall at setback line (ordinance)			
	d. Continuous covered walkway and/or entry courtyards			
A7. Fine Grain Development Character		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. 50 ft. apparent storefront width			
	b. 100 ft. maximum length without a major break			
A8. Continuity of Street Spaces		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Maintain setback pattern of block			
	b. Buildings oriented parallel to street			
	c. Buildings or plazas engage street corners			
A9. Building Setback Zone (between curb and building)		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Developed as a "patio" landscape			
	b. Protected and separated from traffic lanes			
	c. Designed to a human scale			
	d. Incorporates canopy shade trees			
A10. Linkage of Neighboring Developments		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Adjacent development connected			
	b. Clear pedestrian paths between adjoining sites			
	c. Pedestrian and vehicular conflicts minimized			
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SECTION B: BUILDING FORM		Design Response		
B1. Reduction of Apparent Size and Bulk		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Building mass divided into smaller scale components			
	b. Horizontal and vertical changes in wall plane			
	c. Building divided horizontally into base, middle and top (or other method)			
B2. Covered Walkways		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Covered walkways provided on pedestrian frontages			
	b. Walkway design integral to building			
	c. Preferred configuration – 1 story, 16 ft. high, vertical supports			
	d. See specific Guidelines for specialty districts			
	e. Covered walkways may encroach into r.o.w. or setback area			
SECTION C: ARCHITECTURAL CHARACTER		Design Response		
C1. Proportion, Scale and Composition		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Composition emphasizes horizontal proportions			
	b. Composition of elevations organized according to defined hierarchy and rhythmic pattern			
	c. Avoids rigid monotonous patterning			
	d. More wall than window			
	e. Wall thickness and mass exaggerated			
	a. Ground level exhibits human scale			
C2. Building Materials		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Simple and rich material palette			
	b. Material appears honest in its use, placement and in its relationship to other materials			
	c. Material palette incorporates materials in predominant use			
	d. Glazing is transparent and non-reflective, dull or matte finished			
	e. Avoids repetitive horizontal banding, floor to ceiling window walls and volumes rendered primarily in glass			
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SECTION C: ARCHITECTURAL CHARACTER (continued)		Design Response		
C3. Color, Texture and Architectural Detail		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Color palette builds upon district color usage			
	b. Judicious and purposeful use of accent colors and forms, Architectural branding is discouraged			
	c. Textures are heavy and bold, exhibiting strength and presence			
	d. Large areas of glass recessed and shaded			
	e. Large glazed areas divided by mullions and or muttons			
	f. Windows and other openings punched			
	g. Storefront windows include low wainscot or kick plate and sill			
	h. Sufficient architectural detail to provide visual interest			
	i. Sufficient use of integral architectural features conveys quality			
	j. 360-degree architectural treatment			
SECTION D: LANDSCAPE CHARACTER		Design Response		
D1. Streets – Planting Design and Paving		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Design contributes to a unified civic appearance and the visual continuity of districts and street spaces			
	b. Plant selections consistent with designated palettes (Master Plan for Street Trees and District Planting Design)			
D2. Site Spaces		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Transitional pause space between public and private areas			
	b. Functional/aesthetic exterior spaces provided			
	c. Parking areas landscaped and subdivided into smaller areas			
	d. Parking area plant material appropriate for growing conditions			
	e. Outdoor spaces enhanced with planting (moderation of solar exposure, temperature and ventilation)			
	b. Buildings base planting			
D3. Plant Selection		Responsive	Partial	Unresponsive
Importance / Emphasis <input type="checkbox"/> High <input type="checkbox"/> Mod.	a. Plant palette consistent with approved list			
	b. Planting builds upon the landscape of adjoining sites, transitioning to design plant palettes as necessary			
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